051.A	0001	0004.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	770,300	/	770,300
USE VALUE:	770,300	/	770,300
ASSESSED:	770,300	/	770,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BACON ST, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	YANNAKEAS ELIAS S
Owner 2:	
Owner 3:	
Street 1:	4 BACON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SLOVIN ZACHARY P -
Owner 2:	SASON TALI -
Street 1:	4 BACON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Copm. Clap Exterior and 2244 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2A	MAJOR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	770,300			770,300
Total Card	0.000	770,300			770,300
Total Parcel	0.000	770,300			770,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.27 | /Parcel: 343.2

Legal Description

User Acct

281422

GIS Ref

GIS Ref

Insp Date

11/27/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 051.A-0001-0004.0

!15409!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	756,500	0	.		756,500	756,500	Year End Roll	12/18/2019
2019	102	FV	738,200	0	.		738,200	738,200	Year End Roll	1/3/2019
2018	102	FV	715,900	0	.		715,900	715,900	Year End Roll	12/20/2017
2017	102	FV	641,400	0	.		641,400	641,400	Year End Roll	1/3/2017
2016	102	FV	627,400	0	.		627,400	627,400	Year End	1/4/2016
2015	102	FV	668,300	0	.		668,300	668,300	Year End Roll	12/11/2014
2014	102	FV	551,300	0	.		551,300	551,300	Year End Roll	12/16/2013
2013	102	FV	570,700	0	.		570,700	570,700		12/13/2012

PRINT

Date	Time
12/11/20	05:08:05

LAST REV

Date	Time
05/26/20	11:53:50

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15409

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLOVIN ZACHARY	74535-540	1	4/24/2020		915,000	No	No		
SANTELLO PAULIN	69902-295		9/8/2017		767,000	No	No		
GRIFFIN DANIEL,	58605-573		3/2/2012		547,000	No	No		
HIRSCH SCOTT	50674-176		2/4/2008		551,500	No	No		
743 MASS AVE LL	47842-69		7/21/2006		557,500	No	No		

USER DEFINED

Prior Id # 1:	35321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2020	SQ Returned	JO	Jenny O
11/27/2017	Measured	DGM	D Mann
3/11/2013	Info Fm Plan	BR	B Rossignol
6/2/2012	MLS	EMK	Ellen K
4/12/2007	External Ins	BR	B Rossignol
5/18/2006	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7702													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	7 - Brick	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G8	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	15 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.830001831
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	0.76737964
Const Adj.:	1.05410290
Adj $ / SQ:	198.180
Other Features:	62285
Grade Factor:	1.33
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809173
Depreciation:	38840
Depreciated Total:	770333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	316.29
Special Features:	0	Val/Su Net:	343.27
Final Total:	770300	Val/Su SzAd	343.27

SKETCH

UnSketched SubAreas:
GLA: 2244,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,244	198.180	444,715

Net Sketched Area:	2,244		Total:	444,715	
Size Ad	2244	Gross Are	2244	FinArea	2244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

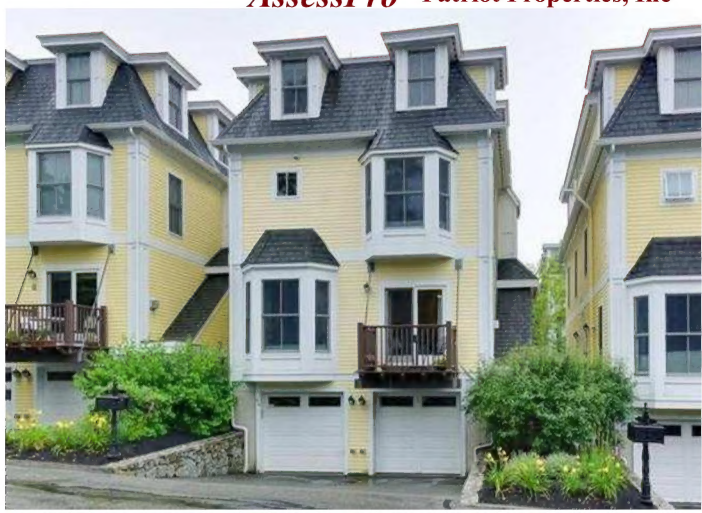
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 051.A-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc